

# Income Property

# Auction

"We Sell it the Day You Need it Sold!"

**Saturday, December 22, 2012 • 10:00 am**

**1118 Main St • Adel, IA**

**This property will be offered with an opening bid of \$20,000!!**



## General Description:

Offering this 2 story duplex with a current income of approximately \$875/month. One unit is a single story efficiency. The other unit has 2 bedrooms upstairs and a 1/2 bath with a full bath downstairs. There is a full unfinished basement and a fenced in back yard. This property is in a perfect location just blocks from parks and downtown. Very quiet neighborhood w/ wonderful neighbors!

**Legal Description:** W 66' S 1/2 OL 8

**Net Taxes:** \$1,860/yr

**Sq Ft:** 1,862

**Lot Size:** 66x140

**Terms:** Sold in 'As-Is' condition & w/no contingencies. Announcements sale day supercede printed material. Cash, 10% down payment day of auction w/balance due at closing on or about 30-45 days. Possession at closing.

## **Gene Daugherty Estate**

### Daugherty Auction & Real Estate Services, Inc.

*Kelly Daugherty, Chad Daugherty ~ Auctioneers*

*North River Realty ~ Broker*

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